

Recorded at the request of:  
Contra Costa County  
Public Works Department  
255 Glacier Drive  
Martinez, CA 94553:

After recording return to:  
Matthew Lawrence Locati,  
1043 Stuart Street, Suite 220  
Lafayette, California 94549

A.P.N.: N/A

## **GRANT OF EASEMENT**

### **(Storm Drain Easement)**

For good and valuable consideration, including but not limited to the agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, CONTRA COSTA COUNTY, a political subdivision of the State of California, (hereinafter "COUNTY"), hereby grants to LAFAYETTE OAKS COMMUNITY ASSOCIATION (hereinafter "GRANTEE"), a perpetual, nonexclusive, easement for removing, replacing, repairing, upgrading, maintaining and operating a privately-owned 18-inch above ground storm water down drain and appurtenances thereto (collectively, "Drainage Facilities"), and for no other purposes whatsoever, along and in all of the hereinafter described parcel of land situated in the County of Contra Costa, State of California, described as follows:

**FOR DESCRIPTION AND PLAT MAP, SEE ATTACHED EXHIBITS "A' AND "B"**

The foregoing grant is made subject to the following terms and conditions:

1. **PRIMARY USE OF THE PROPERTY**

The primary use of the Property subject to this easement (hereinafter the "Property") is for public road purposes. GRANTEE acknowledges and agrees that the use just described constitutes the primary use of the Property and that any and all rights granted or implied by this Grant of Easement are secondary and subordinate to the primary use of the Property by the COUNTY, its successors and assigns. GRANTEE shall not, at any time, use or permit the public to use the easement area in any manner that will interfere with or impair the COUNTY's primary use of the Property. GRANTEE shall not fence said easement without the prior written approval of the COUNTY and shall remove any fencing when requested by COUNTY to do so. GRANTEE shall not otherwise obstruct the easement area.

2. **COUNTY TITLE:** GRANTEE hereby acknowledges COUNTY's title to the Property and agrees never to assail or resist said title.

3. **CONSTRUCTION AND MAINTENANCE ACTIVITIES:** (a) GRANTEE shall, prior to any construction, reconstruction, remodeling, excavation, installation, or plantings within the easement area, submit specific plans and specifications to the COUNTY for review and approval. Such approval, together with any additional requirements to be

in the form of a written permit issued by COUNTY to GRANTEE.

(b) Normal maintenance by GRANTEE of its facilities within the easement area, including inspection and cleaning of pipeline, shall not require prior notice to the COUNTY. GRANTEE shall perform maintenance of its facilities so as to prevent damage to the site.

4. MODIFICATION, RELOCATION AND REMOVAL OF GRANTEE'S FACILITIES: COUNTY reserves the right to require GRANTEE to modify its facilities, to relocate said facilities within the easement area or, at COUNTY's sole discretion, to remove its facilities from the easement area at GRANTEE's sole expense. In the event that GRANTEE fails to commence the required work within thirty days after being directed to do so by COUNTY, or such reasonable extension as COUNTY may agree to in writing, or fails to complete the required work within a time specified by COUNTY, COUNTY may perform or complete the work at the expense of GRANTEE, which expense GRANTEE agrees to pay to COUNTY promptly upon demand, including but not limited to engineering costs and any legal expenses incurred to collect such costs. If GRANTEE's facilities are removed from the current easement area GRANTEE shall promptly quitclaim to COUNTY its interest in the vacated easement area.
5. DAMAGE TO COUNTY PROPERTY: Any and all COUNTY Property, facilities, landscaping or other improvements, removed or damaged as a result of the use of the easement area by GRANTEE, or any other person or entity acting under GRANTEE's direction or control, shall, at COUNTY's discretion and direction, be repaired or replaced by COUNTY, with all reasonable costs and expenses to be paid by GRANTEE (including but not limited to engineering costs and legal costs of collecting any unpaid expenses) or shall be repaired or replaced by GRANTEE, at the sole cost and expense of GRANTEE, equivalent to or better than their existing condition. In the event that GRANTEE fails to commence the required work within thirty days after being directed to do so by COUNTY, or such reasonable extension as COUNTY may agree to in writing, or fails to complete the required work within a reasonable time thereafter, COUNTY may perform or complete the work at the expense of GRANTEE, which expense GRANTEE agrees to pay to COUNTY promptly upon demand, including but not limited to engineering costs and any legal expenses incurred to collect such costs.
6. DAMAGE TO GRANTEE'S FACILITIES: COUNTY shall have no responsibility for the protection, maintenance, damage to, or removal of GRANTEE's facilities, appurtenances or improvements, caused by or resulting from COUNTY's use of the Property or work or operation thereon. It shall be the sole responsibility of the GRANTEE to provide and maintain adequate protection and surface markings for its own facilities.
7. NON-EXCLUSIVE EASEMENT: The easement granted hereunder is non-exclusive. This easement is subject and subordinate to all existing rights, rights of way, licenses, reservations, franchises, and easements of record, or that would be evident from a physical inspection or accurate survey of the Property, in and to the Property. COUNTY shall have the right to require GRANTEE to modify, remove or relocate its facility within the easement area or to a similar easement to be granted to GRANTEE

by COUNTY at no cost, in a timely manner at GRANTEE's sole cost as reasonably necessary to accommodate the COUNTY's, or any other existing user's right to construct, replace, enlarge, repair, maintain and operate its facilities, in the same manner as required by Section 4 of this easement, including the rights and remedies contained therein. GRANTEE agrees to take all precautions required to avoid damage to the facilities of the existing users. If GRANTEE damages the facilities or improvements of any existing user, GRANTEE shall repair or replace such facilities at GRANTEE's sole cost and expense. Nothing contained herein shall be construed to prevent COUNTY from granting other easements, franchises, licenses or rights of way over said lands, provided however, that said subsequent uses do not unreasonably prevent or obstruct GRANTEE's easement rights hereunder.

8. INDEMNIFICATION, AS-IS CONDITION OF PROPERTY: (a) In the exercise of all rights under this easement, GRANTEE shall be responsible for any and all injury to the public, to persons and to property arising out of or connected with GRANTEE's use of the Property. GRANTEE shall indemnify, defend, save, protect and hold harmless, COUNTY, its officers, agents, employees and contractors from and against any and all threatened or actual loss, damage (including foreseeable and unforeseeable consequential damages), liability, claims, suits, demands, judgments, orders, costs, fines, penalties or expense of whatever character, including but not limited to those relating to inverse condemnation, and including attorneys' fees, (hereinafter collectively referred to as "Liabilities") to persons or property, direct or consequential, directly or indirectly contributed to or caused by the granting of this easement, GRANTEE's operations, acts or omissions pursuant to this easement, or the GRANTEE's use of the easement, save and except Liabilities arising through the sole negligence or sole willful misconduct of the COUNTY, its officers or employees. GRANTEE acknowledges that Property subject to this easement is in a flood control area. GRANTEE agrees that GRANTEE shall never have, claim, or assert any right or action against COUNTY or the County of Contra Costa in the event of damage to or disruption of GRANTEE's facilities caused or contributed to by flooding or water, and shall indemnify, defend, save, protect, and hold COUNTY harmless from all Liabilities resulting from such damage or disruption.
- b) GRANTEE further agrees to defend, indemnify, save, protect, and hold harmless, COUNTY from any and all actual or threatened claims, costs, actions, or proceedings to attack, set aside, void, abrogate or annul this grant of easement or any act or approval of COUNTY related thereto.
- c) GRANTEE accepts the easement area in an "as is" physical condition, with no warranty, guarantee, representation or liability, express or implied on the part of the COUNTY as to any matter, including but not limited to the physical condition of the Property and/or the condition and/or possible uses of the land or any improvements thereon, the condition of the soil or the geology of the soil, the condition of the air, surface water or groundwater, the presence of known and unknown faults, the presence of any hazardous substance, materials, or other kinds of contamination or pollutants of any kind in the air, soil, groundwater or surface water, or the suitability of the Property for the construction and use of the improvements thereon. It shall be the sole responsibility of GRANTEE, at its sole cost and expense, to investigate and determine the suitability of the soil, water, geologic, environmental, and seismic conditions of the Property for the intended use contemplated herein, and to

determine and comply with all building, planning, and zoning regulations relative to the Property and the uses to which it can be put. GRANTEE relies solely on GRANTEE's own judgment, experience, and investigations as to the present and future condition of the Property or its suitability for GRANTEE's intended use and is not relying in any manner on any representation or warranty by COUNTY. GRANTEE agrees that neither GRANTEE, its heirs, successors or assign shall ever claim have or assert any right or action against COUNTY for any loss, damage or other matter arising out of or resulting from the presence of any hazardous substance or any other condition of the Property at the commencement of the easement or from the release of any hazardous substance in, on or around any part of the Property or in the soil, water, subsurface strata or ambient air by any person or entity other than the COUNTY following the commencement of this easement. As used herein, "hazardous substance" means any substance, material or waste which is or may become designated, classified, or regulated as being "toxic," "hazardous" or a "pollutant" under any federal, state, or local law, regulation or ordinance. Nothing in this section is intended in any way to restrict the right of GRANTEE to seek contribution or indemnity from any person or entity other than COUNTY whose activities are a cause of any discharge, leakage, spillage, or emission of hazardous materials on or to the Property.

d) To the extent permitted by law, GRANTEE shall indemnify, defend, save, protect and hold the COUNTY harmless from and against any and all claims, demands, Liabilities, expenses (including without limitation attorneys fees and consultants fees), penalties, damages, consequential damages and losses, and costs (including but not limited to the costs of any required or necessary testing, remediation, repair, removal, cleanup or detoxification of the Property and surrounding properties and from and against the preparation of any cleanup, remediation, closure or other required plans whether such action is required or necessary prior to or following the termination of the easement), of any kind or nature, to the extent caused or contributed to by GRANTEE's operation or performance under this easement, or GRANTEE's use, release or disposal of any hazardous substance, including all costs, claims, damages (including property and personal injury) caused by the uncovering, release or excavation of hazardous materials (including petroleum) as a result of GRANTEE's construction, reconstruction, maintenance, use, replacement, or removal of its facilities, to the extent that such activities increase the costs attributable to the cleanup or remediation of such hazardous materials.

e) The obligations contained in this section shall survive the expiration or other termination of this easement.

9. NO WARRANTIES: GRANTEE understands and acknowledges that COUNTY makes no representations, warranties or guarantees of any kind or character, express or implied, with respect to the Property, and GRANTEE is entering into this transaction without relying in any manner on any such representation or warranty by COUNTY.
10. ABANDONMENT: In the event GRANTEE shall cease to use the easement herein continuously for a period of one year, or in the event GRANTEE abandons its facilities or fails to use the easement for the purpose for which it is granted, then all rights of GRANTEE in and to said lands shall thereupon cease and terminate and

shall immediately revert to and vest in COUNTY or its successors. Upon any such termination of GRANTEE's rights, GRANTEE shall, upon request by COUNTY, and at GRANTEE's sole cost and expense, remove all of its facilities from the easement area and restore said Property to its original condition. Upon the failure of GRANTEE to do so, this work may be performed by COUNTY at GRANTEE's expense, which expense GRANTEE agrees to pay to COUNTY upon demand. GRANTEE shall execute any Quitclaim Deeds required by COUNTY in this regard.

11. NO ASSIGNMENT OF EASEMENT: No rights granted hereunder shall be transferred, apportioned or assigned without the prior written consent of COUNTY.
12. NO SECONDARY RIGHTS: Nothing herein contained shall be deemed to construe that access or other secondary rights are conveyed by this document over any of COUNTY's adjacent lands lying outside of the aforesaid strip of land above described.
13. ENTIRE AGREEMENT: This grant of easement contains the entire agreement between the parties hereto and shall not be modified in any manner except by an instrument in writing executed by the parties or their respective successors in interest.
14. CONSTRUCTION: This grant of easement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties have prepared it. The parties to this grant of easement and their counsel have read and reviewed this grant of easement and agree that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to the interpretation of this grant of easement.
15. SUCCESSORS AND ASSIGNS: This indenture and all the covenants herein contained shall inure to the benefit of and be binding upon the heirs, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, this Grant of Easement is signed and executed this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

**CONTRA COSTA COUNTY**

**GRANTEE**  
LAFAYETTE OAKS COMMUNITY  
ASSOCIATION

By \_\_\_\_\_  
John Gioia  
Chair, Board of Supervisors

By \_\_\_\_\_  
Matthew Lawrence Locati  
HOA Board President

STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA

On \_\_\_\_\_, before me, \_\_\_\_\_ Clerk of the Board of Supervisors, Contra Costa County, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature (s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM  
by County Counsel  
July, 1999

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**PRIVATE STORM DRAIN EASEMENT**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN AN UNINCORPORATED AREA OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND THE UNIFORM WIDTH OF (10) TEN FEET, LYING (5) FIVE FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LYING ON, OVER, UNDER, ACROSS AND THROUGH A PORTION OF PLEASANT HILL ROAD, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST NORTHERLY CORNER OF LOT 4 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED, "SUBDIVISION 9442 LAFAYETTE OAKS – PHASE 2", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON JULY 20, 2022, IN BOOK 551 OF MAPS, AT PAGE 9 (551 M 9), CONTRA COSTA COUNTY RECORDS; THENCE, ALONG THE WEST LINE OF SAID LOT 4, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD SOUTH 30°59'45" WEST, FOR A DISTANCE OF 12.07 FEET TO THE **POINT OF BEGINNING**;

THENCE, LEAVING WEST LINE OF SAID LOT 4 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD, NORTH 15°52'07" WEST, FOR A DISTANCE OF 47.00 FEET TO THE **POINT OF TERMINUS**.

THE SIDELINES OF SAID EASEMENT SHALL BE EXTENDED OR TRIMED AS NEEDED TO TERMINATE AT THE EASTERLY RIGHT-OF-WAY LINE OF SAID PLEASANT HILL ROAD.

**ATTACHED HERETO A PLAT ENTITLED EXHIBIT 'B' FOR REFERENCE ONLY.**

**END OF DESCRIPTION**

PREPARED BY:



VINCE J. D'ALO  
LS 4210



MAY 15, 2023

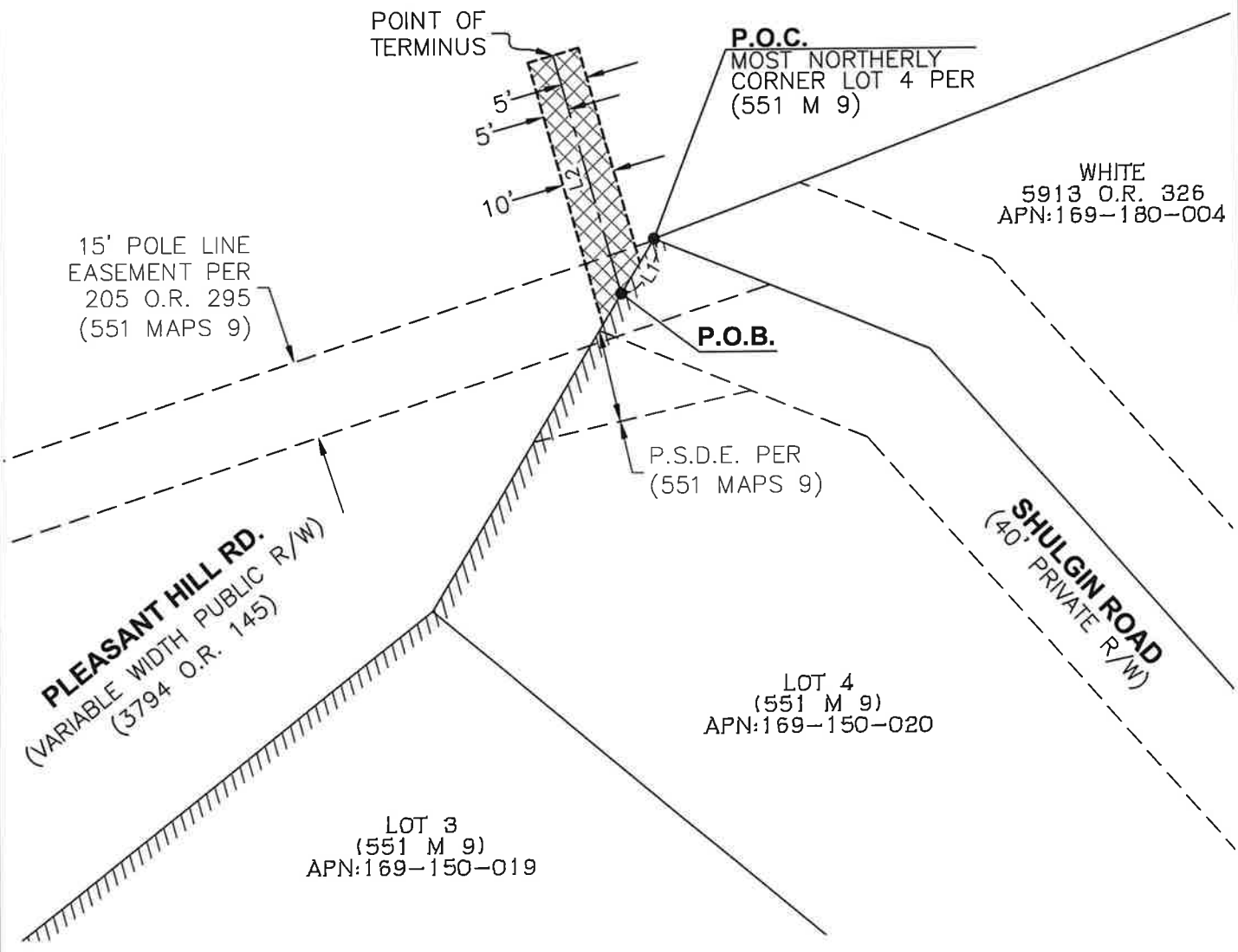
DATE

# EXHIBIT 'B'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S30°59'45"W	12.07'
L2	N15°52'07"W	47.00'



- LEGEND**
- P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - (P.S.D.E.) PRIVATE STORM DRAIN EASEMENT
  - BOUNDARY LINE
  - ADJACENT PROPERTY LINE
  - ▨▨▨▨ PRIVATE STORM DRAIN EASEMENT
  - ////// RELINQUISHMENT OF ABUTTER'S RIGHTS PER (551 MAPS 9)



UNINCORPORATED                      CONTRA COSTA COUNTY                      CALIFORNIA



**Planners  
Civil Engineers  
Surveyors**

Aliquot Associates, Inc.  
1390 S. Main St. - Ste. 310  
Walnut Creek, CA 94596  
Telephone: (925) 476-2300  
Fax: (925) 476-2350

Subject: PRIVATE STORM DRAIN EASEMENT  
 Job No.: 214039.00 Scale: 1" = 30'  
 By: M.HILL Date: 05/15/2023 Chkd.: VJD  
 SHEET 1 OF 1